

Chapter 18.19

PUBLIC FACILITIES DISTRICT

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18.19.010 Purpose of district.

The PF public facilities district is intended to accommodate governmental, public utility, educational and community service or recreational facilities. The PF district is intended to be applied to existing public facilities as identified by the general plan and other areas where deemed appropriate. (Ord. 1050 N.S. § 1 (part), 1991)

18.19.020 Permitted uses.

The following uses shall be permitted in the PF public facilities district:

- A. All facilities owned or leased and operated or used by the city, the county, the state, the government of the United States or the Morgan Hill Unified School District. (Ord. 1050 N.S. § 1 (part), 1991)

18.19.030 Conditional uses.

The following uses may be conditionally allowed in the PF public facilities district, subject to issuance of a conditional use permit in accordance with Chapter 18.54 of this title:

- A. Facilities of all public utilities, as defined in the Public Utilities Code of the state, and corporations or other organizations whose activities are under the jurisdiction of the Federal Communications Commission or the Interstate Commerce Commission;
- B. Public or private educational facilities;

- C. Day care centers;
- D. Community centers;
- E. Residential care facilities, when utilizing existing structures on the same site;
- F. Business or trade schools;
- G. Outdoor recreation services;
- H. Neighborhood recreation centers;
- I. Art, dance, gymnastic, exercise or music studios or classes;
- J. Special education classes;
- K. Public or private hospitals and facilities incidental or appurtenant thereto;
- L. Cemeteries;
- M. Churches, lodges and assembly halls;
- N. Parking structures or facilities;
- O. Any other use which the planning commission finds to be of similar nature to the permitted or conditional uses specified in this chapter for the PF zoning district. (Ord. 1415 N.S. § 37, 1998; Ord. 1050 N.S. § 1 (part), 1991)

18.19.040 Site development standards.

The following site development regulations shall apply in the PF district:

- A. Minimum lot area, not specified;
- B. Minimum lot width, not specified;
- C. Minimum lot depth, not specified;
- D. Maximum building coverage, fifty percent;
- E. Minimum setbacks: the minimum front, side and rear yards in the PF public facilities district shall be equal to the respective front, side and rear yards required in the most restrictive abutting district, provided that no yard adjoining a street shall be less than twenty feet and that no interior yard shall be less than ten feet;
- F. Maximum height, three stories, or thirty-five feet;
- G. Parking requirements, as specified in Chapter 18.50 of this title;
- H. Side street side yard: a side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater;
- I. Cul-de-sac lot width, minimum of four feet as measured along the front property line;
- J. Areas used for outdoor storage shall meet the minimum design standards applicable to off-street parking facilities with respect to paving, grading, drainage, access to public streets, safety and protective features, lighting, landscaping and screening;

K. All uses, whether permitted or conditional, shall be conducted in such a manner so as to avoid any nuisance, hazard or commonly recognized offensive condition or characteristic, as established by the performance standards of Chapter 18.48 of this title;

L. Signs shall be regulated in accordance with Chapter 18.76 of this title. (Ord. 1050 N.S. § 1 (part), 1991)

18.19.050 Additional required conditions.

A. Architectural and site plan approval shall be required of all uses as defined in Chapter 18.74 of this title. (Ord. 1111 N.S. § 11, 1992; Ord. 1050 N.S. § 1 (part), 1991)